

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
09/03/2020 11:00 AM
RHSP

DOCUMENT # R2020-098931

**SECOND AMENDMENT TO THE RESTATEMENT OF THE DECLARATION OF
COVENANTS AND RESTRICTIONS FOR KNOLLS OF HUNTINGTON
HOMEOWNERS ASSOCIATION AND THE BY-LAWS OF KNOLLS OF
HUNTINGTON HOMEOWNERS ASSOCIATION**

This instrument is recorded for the purpose of amending the Restatement of the Declaration of Covenants and Restrictions for Knolls of Huntington Homeowners Association (hereinafter referred to as "Declaration"), which was recorded on February 16, 2000 as Document No. R2000-023680 with the Recorder of Deeds of DuPage County, Illinois and the By-Laws of Knolls of Huntington Homeowners Association (hereinafter referred to as "By-Laws"), which were recorded with the Declaration as an Exhibit thereto, and all prior amendments to such documents.

This Amendment is adopted pursuant to the provisions of Article VIII, Sections 1 and 2 of said Declaration and Article IX of said By-Laws, which provides that this Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds, DuPage County, Illinois, following the approval of a majority of the total members in the Association (being at least forty-one (41) of the members of the Association) at a meeting of the Association.

PREAMBLE

WHEREAS, the Declaration and By-Laws were recorded on February 16, 2000 as Document No. R2000-023680 with the Recorder of Deeds of DuPage County, Illinois;

WHEREAS, the Declaration was amended by the Knolls of Huntington Homeowners' Association Declaration of Covenants and Restrictions Amendment No. 1, which was recorded

with the Recorder of Deeds of DuPage County, Illinois on May 26, 2015 as Document No. R2015-055149;

WHEREAS, the By-Laws were amended by the Knolls of Huntington Homeowners' Association Bylaws Amendment No. 1, which was recorded with the Recorder of Deeds of DuPage County, Illinois on May 26, 2015 as Document No. R2015-055150;

WHEREAS, the Board of Directors for the Knolls of Huntington Homeowners Association (hereinafter the "Association") and the members desire to amend the Declaration and By-Laws to remove the requirement that at least forty-one (41) members must vote in order to hold an election and approve items submitted to a vote of the members and to instead provide that, unless specifically provided otherwise within the Declaration, By-Laws or required by law, elections may be held when a quorum is present at a meeting of the members and matters submitted to a vote of the members may be approved by members constituting a majority of a quorum at a meeting of the Association where a quorum is present;

WHEREAS, this Amendment has been approved at a meeting of the Association by a majority of the total members in the Association (being at least forty-one (41) of the members of the Association);

WHEREAS, this Amendment contains a certification by the Secretary of the Board of Directors; and

WHEREAS, this Amendment shall take effect when it is recorded with the Office of the Recorder of Deeds of DuPage County, Illinois.

NOW THEREFORE, the Declaration and By-Laws are hereby amended in accordance with the text that follows:

AMENDMENT

1. Article III "Homeowners Association", Section 8 "Meetings" of the Declaration shall be amended as follows (additions in text are indicated by underline and deletions in text are indicated by ~~strike-outs~~):

There shall be an annual meeting of the voting members around or about the end of each fiscal year of the Association. The purpose of each annual meeting shall be to conduct Association business and to elect directors. A quorum (~~actual members present~~) shall consist of twenty percent (20%) of the total membership (being 16 members) who must be present, in person or by proxy, at said meeting of the voting members (80 homes – one vote per home) in order for the meeting to be conducted or business to be transacted. ~~Voting on any question, issue, or any election shall require approval by a majority vote of the members who are (41 members) of the Homeowners Association (80 votes – one vote per home), present at a meeting at which a quorum is present or by written proxy.~~

Special meetings of the voting members of the Association may be called at any time for the purpose of considering matters, which by the terms of this Declaration, require the approval of the voting members, or for any reasonable purpose. Said meetings may be called by the president, the Board of Directors, or the voting members having, in the aggregate, not less than fifty-one percent (51%) (41 members) of the total votes of the Homeowners Association. Special meetings shall be held as provided in the Homeowners Association Bylaws.

A quorum (~~actual members present~~) shall consist of twenty percent (20%) of the total membership (16 members) who must be present, in person or by proxy, at said meetings of the voting members in order for the meeting to be conducted or business to be transacted. ~~Voting on any question, issue, or any election shall require a majority vote (41 members) of the Homeowners Association (80 votes -- one vote per home), present or by written proxy.~~ Unless otherwise expressly provided herein, in the Homeowners Association Bylaws, or required by the General Not-For-Profit Corporation Act or the Articles of Incorporation of the Homeowners Association, elections may be held and any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of the voting members having a majority of the total votes present, in person or by proxy, ~~or by written proxy~~ at such meeting.

Written notice, via United States mail, personal delivery or electronic mail (e-mail), of any regular or special meeting shall be distributed not less than ten (10) days nor more than thirty (30) days prior to regular or special membership meetings, stating the date, place, and the hour of the meeting. In the case of a special meeting, such notice shall also include the purpose for which the special meeting is being called. If mailed, the notice of a meeting shall be deemed delivered when deposited in the United States mail addressed to the member at his address as it appears on the records of the Association, with postage thereon prepaid.

2. Article IV "Meetings of Members", Section 2 of the By-Laws shall be amended as follows (additions in text are indicated by underline and deletions in text are indicated by ~~strike outs~~):

Written notice of any regular or special meeting shall be distributed via United States mail, personal delivery or electronic mail (e-mail) not less than ten (10) days nor more than thirty (30) days prior to regular or special membership meetings, stating the date, place, and the hour of the meeting. In the case of a special meeting, such notice shall also include the purpose for which the special meeting is being called.

If mailed, the notice of a meeting shall be deemed delivered when deposited in the United States mail addressed to the member at his/her address as it appears on the records of the Association, with postage thereon prepaid.

For any regular or special meeting, a quorum (~~actual members present~~) shall consist of twenty percent (20%) of the total membership (being 16 members) who must be present, in person or by proxy, at said meeting of the voting members (80 homes -- one vote per

home) in order for the meeting to be conducted or business to be transacted. ~~Voting on any question, issue, or any election shall require a majority vote (41 members) of the Homeowners Association (80 votes -- one vote per home) present or by proxy, unless the Declaration or Bylaws require approval by a larger percentage of the membership.~~

3. Article IV "Meetings of Members", Section 5 of the By-Laws shall be amended as follows (additions in text are indicated by underline and deletions in text are indicated by ~~strike-outs~~):

Each member entitled to vote at a meeting of members may authorize another person or persons to act for him or her by proxy, but no such proxy shall be voted or acted upon after eleven months from its date, unless the proxy provided for a longer period.

Unless otherwise expressly provided herein, in the Restatement of the Declaration of Covenants and Restrictions, or required by the General Not-For-Profit Corporation Act or the Articles of Incorporation of the Homeowners Association, elections may be held and any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of the voting members having a majority of the total votes present, in person or by proxy, or by written proxy at such meeting. Votes cast in person or by proxy shall be valid for purpose of establishing a quorum.

4. The terms used herein, if not otherwise defined, shall have the same meaning described to them in the Declaration.
5. The language of this Amendment shall govern any conflicts between this document and the prior Declaration and By-Laws and their amendments.
6. Except as to the extent expressly set forth herein above, and as amended, the Declaration and By-Laws shall continue in full force and effect without change.

END OF TEXT OF AMENDMENT


This instrument was prepared by, and upon recording return to:

KEAY & COSTELLO, P.C.
128 South County Farm Road
Wheaton, Illinois 60187
(630) 690-6446

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

The undersigned is the Secretary of the Board of Directors of Knolls of Huntington Homeowners Association, and by my signature below, do hereby execute the foregoing Second Amendment to the Restatement of the Declaration of Covenants and Restrictions for Knolls of Huntington Homeowners Association and the By-Laws of Knolls of Huntington Homeowners Association on behalf of the Association and certify that said document has been approved at a meeting of the Association by a majority of the total members in the Association (being at least forty-one (41) of the members of the Association).

EXECUTED this 24th day of August, 2020.


Being the Secretary of the Board of Directors of
Knolls of Huntington Homeowners Association

I, Ada Parlanti, a Notary Public, hereby certify that on the above date, the above Secretary of the Board of Directors of Knolls of Huntington Homeowners Association, which Board member is personally known to me, appeared before me and acknowledged that, as such Board member, he/she signed this instrument as his/her free and voluntary act of said Board for the uses and purposes therein set forth.

BY: Ada Parlanti



KNOLLS OF HUNTINGTON

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, and 82, in KNOLLS OF HUNTINGTON, BEING PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 1985 AS DOCUMENT R85-14087 IN DUPAGE COUNTY, ILLINOIS.

All lots herein shall be referred to as KNOLLS OF HUNTINGTON."

Address	PIN	Lot#
900 Rockbridge Road	08-20-410-039	1
904 Rockbridge Road	08-20-410-040	2
908 Rockbridge Road	08-20-410-041	3
912 Rockbridge Road	08-20-410-042	4
916 Rockbridge Road	08-20-410-043	5
920 Rockbridge Road	08-20-410-044	6
924 Rockbridge Road	08-20-410-045	7
928 Rockbridge Road	08-20-410-046	8
932 Rockbridge Road	08-20-410-047	9
936 Rockbridge Road	08-20-410-048	10
940 Rockbridge Road	08-20-410-049	11
944 Rockbridge Road	08-20-410-050	12
917 Turnbridge Circle	08-20-417-009	13
913 Turnbridge Circle	08-20-417-008	14
909 Turnbridge Circle	08-20-417-007	15
905 Turnbridge Circle	08-20-417-006	16
901 Turnbridge Circle	08-20-417-005	17
897 Turnbridge Circle	08-20-417-004	18
893 Turnbridge Circle	08-20-417-003	19
889 Turnbridge Circle	08-20-417-002	20
885 Turnbridge Circle	08-20-417-001	21
881 Turnbridge Circle	08-20-213-011	22
877 Turnbridge Circle	08-20-213-010	23
873 Turnbridge Circle	08-20-213-013	24
869 Turnbridge Circle	08-20-213-012	25
865 Turnbridge Circle	08-20-213-007	26
861 Turnbridge Circle	08-20-213-006	27
857 Turnbridge Circle	08-20-213-005	28
853 Turnbridge Circle	08-20-213-004	29
849 Turnbridge Circle	08-20-213-003	30
845 Ashfield Road	08-20-213-002	31
Common Area near Ashfield Road	08-20-213-001	32 (vacant land)
841 Turnbridge Circle	08-20-212-001	33
837 Turnbridge Circle	08-20-415-001	34
833 Turnbridge Circle	08-20-415-002	35
829 Turnbridge Circle	08-20-415-003	36
825 Turnbridge Circle	08-20-415-004	37
821 Turnbridge Circle	08-20-415-005	38
817 Turnbridge Circle	08-20-415-006	39
Common Area near Turnbridge Circle	08-20-415-007	40 (vacant land)
909 Rockbridge Road	08-20-416-015	41
804 Turnbridge Circle	08-20-416-014	42
808 Turnbridge Circle	08-20-416-013	43
812 Turnbridge Circle	08-20-416-012	44
816 Turnbridge Circle	08-20-416-011	45

Address	PIN	Lot#
820 Turnbridge Circle	08-20-416-010	46
824 Turnbridge Circle	08-20-416-009	47
1300 Margate Court	08-20-416-008	48
1304 Margate Court	08-20-416-007	49
1308 Margate Court	08-20-416-006	50
1312 Margate Court	08-20-416-005	51
1315 Margate Court	08-20-416-004	52
1309 Margate Court	08-20-416-003	53
1305 Margate Court	08-20-416-002	54
1301 Margate Court	08-20-416-001	55
844 Turnbridge Circle	08-20-214-001	56
852 Turnbridge Circle	08-20-214-002	57
856 Turnbridge Circle	08-20-214-003	58
860 Turnbridge Circle	08-20-214-004	59
864 Turnbridge Circle	08-20-214-005	60
880 Turnbridge Circle	08-20-416-037	61
884 Turnbridge Circle	08-20-416-036	62
888 Turnbridge Circle	08-20-416-035	63
892 Turnbridge Circle	08-20-416-034	64
896 Turnbridge Circle	08-20-416-033	65
900 Turnbridge Circle	08-20-416-032	66
904 Turnbridge Circle	08-20-416-031	67
908 Turnbridge Circle	08-20-416-030	68
912 Turnbridge Circle	08-20-416-029	69
916 Turnbridge Circle	08-20-416-028	70
925 Rockbridge Road	08-20-416-027	71
817 Ramsgate Court	08-20-416-026	72
813 Ramsgate Court	08-20-416-025	73
809 Ramsgate Court	08-20-416-024	74
805 Ramsgate Court	08-20-416-023	75
801 Ramsgate Court	08-20-416-022	76
800 Ramsgate Court	08-20-416-021	77
804 Ramsgate Court	08-20-416-020	78
808 Ramsgate Court	08-20-416-019	79
812 Ramsgate Court	08-20-416-018	80
816 Ramsgate Court	08-20-416-017	81
919 Rockbridge Road	08-20-416-016	82

All addresses in Naperville, IL 60540